



**CITY OF THE COLONY
PLANNING & ZONING AGENDA
TUESDAY, JUNE 8, 2021
6:30 P.M.**

TO ALL INTERESTED PERSONS

Notice is hereby given of a **REGULAR SESSION** of the **PLANNING & ZONING COMMISSION** of the City of The Colony, Texas to be held at **6:30 PM** on **TUESDAY, JUNE 8, 2021** at **CITY HALL, 6800 MAIN ST., THE COLONY, TX**, at which time the following items will be addressed:

One or more members of the Planning and Zoning Commission may participate in this meeting remotely via videoconference.

This meeting notice, agenda and agenda packet are posted online at www.thecolonytx.gov.

The City Hall Council Chambers will be open for this meeting 30 minutes prior to its start but in light of ongoing public health concerns, we encourage residents to stay home and watch proceedings online via the City's website www.thecolonytx.gov. *If you wish to address the Planning and Zoning Commission in person, you can do so by attending the meeting at City Hall.*

1.0 CALL REGULAR SESSION TO ORDER

Citizen Input

2.0 CONSENT AGENDA

2.1 Consider approval of the minutes of May 25, 2021 Regular Session.

3.0 PUBLIC HEARING ITEMS

3.1 PDA20-0004 PD23 BB Living at The Tribute – Planned Development Amendment

Conduct a public hearing, discuss and consider making a recommendation to City Council for amendments to Planned Development District 23 (PD-23) by granting a change in zoning from PD-23 Tract 1 to PD-23 Tract 1A on approximately 23.866 acres of property located north of Lebanon Road and west of Scotty's Lake Lane; adopting development standards for PD-23 Tract 1A for a single-family rental (multi-family "greencourt") community; amending development standards for the undeveloped area within Tract 1; and providing an updated tract map for PD-23 consistent with all prior amendments to PD-23. The subject site is located at the northwest intersection of Lebanon Road and Scotty's Lake Lane (The Tribute) and is within the Planned Development District 23 (PD-23) zoning district. (Request to postpone to June 22, 2021)

EXECUTIVE SESSION NOTICE

Pursuant to the Texas Open Meetings Act, Government Code Chapter 551, one or more of the above items may be considered in executive session closed to the public, including but not limited to consultation with attorney pursuant to Texas Government Code Section 551.071 arising out of the attorney's ethical duty to advise the city concerning legal issues arising from an agenda item. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session.

ADJOURNMENT

Persons with disabilities who plan to attend this meeting who may need auxiliary aids such as interpreters for persons who are deaf or hearing impaired, readers or, large print are requested to contact the City Secretary's Office, at 972-624-3105 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATION

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 p.m. on the 4th day of June, 2021.


Tina Stewart, TRMC, CMC, City Secretary



**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 13, 2021**

After determining that a quorum was present, the Planning and Zoning Commission of the City of The Colony, Texas convened into Regular Session by videoconference meeting which was held on Tuesday, April 13, 2021 at 6:30 p.m. in the City Council Chambers located at City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

Board Members Present: Karen Hames, Chairman, Detrick DeBurr Vice Chair, Randy Dull, Shannon Hebb, Mark Holliday, Arthel B. Martin, and Dan Rainey.

Board Members Absent: None

Staff Present: Isaac Williams, Senior Planner; Keyl Groff, Planner; Ed Voss, City Attorney; Brian Mcnuelty, Engineering Technician

1.0	<i>CALL REGULAR SESSION TO ORDER</i>
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Chair Hames called the regular session of the Planning and Zoning Commission meeting to order at 6:30 p.m.

1.1	<i>CITIZEN INPUT</i>
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Chair Hames opened the floor for citizen input at 6:30 p.m. No citizen came forward for input. Citizen input was closed at 6:30 pm.

2.0	<i>CONSENT AGENDA</i>
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2.1	<i>Consider approval of the minutes of March 23, 2021 Regular Session.</i>
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Chair Hames read Consent Agenda Item 2.1 into record.

Commissioner Hebb made a motion to approve Consent Agenda Item 2.1, seconded by Commissioner Martin. The motion carried (7-0).

3.0	<i>DISCUSSION ITEM</i>
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3.1	<i>SUBJECT SP20-0002 The Colony Plaza – Site Plan</i>
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	Discuss and consider making a recommendation to City Council regarding a Site Plan application for The Colony Plaza, a multi-building commercial and medical office development located on an approximately 3.845 acre tract of land located south of the southwest intersection of Lake Ridge Drive and Main Street, within the Shopping Center (SC) zoning district and Gateway Overlay District. (Postponed by the Planning and Zoning Commission on 03/23/21.)
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Mr. Groff presented the report.

Commissioner Dull inquired about the rendering he requested at the last meeting.

Mr. Groff responded the applicant is preparing for the City Council public hearing meeting.

Mr. Bryan Weisgerber of 1720 West Virginia Street, McKinney, TX of Cross Engineering, the applicant. Mr. Weisgerber shared a third-party is preparing, then followed with a verbal description.

Chair Hames asked if Commissioner Dull was satisfied with the response.

Commissioner Dull stated he was not and added for the meeting to continue.

Commissioner Hebb asked if the project would be completed in stages.

Mr. Weisgerber responded the project would be completed at the same time.

Commissioner Rainey inquired about the adjacent homeowner's concerns.

Mr. Weisgerber responded they reached out but are pending a response from the homeowner.

Commissioner Rainey asked staff to reach out to the homeowner prior to the City Council meeting.

Mr. Groff agreed.

Ms. Mariella Iamberg, 7116 Valjean Avenue, Van Nuys, CA, the owner. Ms. Iamberg shared their conversation with the homeowner adding they offered full compensation.

Commissioner Martin shared his conversation with the homeowner who asked for five feet of spacing between fencing.

Commissioner Hebb made a motion to approve 3.1, seconded by Commissioner DeBurr. The motion carried (4-2). Chair Hames abstained from voting.

4.0	<i>PUBLIC HEARING ITEM</i>
4.1	<i>Z20-0001 "Camey Place" Change from Planned Development 20 (PD-20) to Planned Development 28 (PD-28)</i>
	Conduct a public hearing, discuss and consider making a recommendation to the City Council regarding a zoning change from Planned Development 20 (PD-20) to Planned Development 28 (PD-28) aka "Camey Place," to establish and provide single-family development standards on an approximately 14.306 acre tract of land out of the W. Bridges Survey, Abstract No. 112, The A. Robertson Survey, Abstract No. 405, The B.B.B. & C.R.R. Survey, Abstract No. 174, and the B.B.B. & C.R.R. Survey, Abstract No. 172 City of The Colony, Denton County, Texas. The subject site is located at the northeast intersection of South Colony Boulevard and Memorial Drive. (Remanded by City Council on 02/02/21.)

Mr. Williams presented the report including the full history of prior public hearings and actions.

Commissioner Dull asked if there is an eastbound access from Memorial Drive.

Mr. Williams responded there is not a curb cut, but a U-turn would be possible further east.

Commissioner Dull asked if this presented the same problem that City Council voted against.

Mr. Williams outlined the original westbound traffic concerns.

Mr. Will Gietema, 3500 Maple Avenue, Dallas, Arcadia Realty, the owner. Mr. Gietema offered to install a no U-turn sign if one does not currently exist.

Commissioner Rainey asked if the fencing standards match any of The Legends requirements.

Mr. Groff responded the Planned Development does have fencing regulations.

Mr. Gietema reviewed the fencing requirements outlined in a letter from The Legends' Homeowner's Association.

Mrs. Patricia Byers, 6302 Day Spring Drive, resident for over twenty years in The Legends. Mrs. Byers shared she had no additional questions.

Commissioner Rainey asked that the applicant's offer to install a no U-turn sign be amended to the recommendation to City Council.

Commissioner Hebb made a motion to approve with condition 4.1, seconded by Commissioner Rainey. The motion carried (7-0).

There being no further business to come before the Commission, Madam Chair Hames adjourned the Regular Session of the Planning and Zoning Commission at 7:04 p.m.

Karen Hames, Chairman

Isaac Williams, Senior Planner